



Cudahy Connection

Condominium Association, Inc.

Rules and Regulations

We live in and enjoy an Association with relatively low monthly fees, governed by an elected and volunteer Board. Unlike some developments, we have few restrictive rules. These Rules and Regulations were designed to insure the integrity of our Association, the safety of our residents, and the maintenance and appearance of our buildings and grounds.

Please take some time to read your Cudahy Connection Condominium By-Laws. The By-laws and the Rules and Regulations are intended to cover most common questions concerning your Association.

Who Does What?: Per Article V Operation of the Property Section 11

Generally, the Association is responsible for maintaining or replacing the common and limited common elements. These elements include, but are not limited to hallways, lawn maintenance, snow plowing, driveways, parking garage, stairwells, community room, patios and balconies. All condo owners are responsible for those items inside of their unit including light bulbs and batteries in addition to the trim on the outside of the building around their specific windows and doors. If you are ever in doubt as to whose responsibility it is to do something, we encourage you to contact our management company.

Management Company

The current Management Company is **Forest Green Realty & Management** located at **8575 W. Forest Home Avenue #140, Greenfield, WI 53228**

Property Managers:

Kirsten Capps 414-425-3134 x 15 or email kcapps@forestgreenrealty.com or

Sarah Auer 414-425-3134 x 26 or email sauer@forestgreenrealty.com

If you have a maintenance emergency arise please be sure to **call 414-425-3134, dial extension 26, and when prompted press 2** to be transferred to an on-call service representative.

Exterior Maintenance

Contact the Management Company if you notice such things as lights out, damaged downspouts, damaged siding, landscaping issues, icy sidewalks, etc.

Important Phone Numbers

Police Department: 414-769-2260

City Hall: 414-769-2200

Locksmith: 414-481-6606

Fire Department: 414-763-2231

We Energies 1-800-714-7777

Rules and Regulations of the Cudahy Connection Condominiums Association, Inc.

The Board of Directors for the Cudahy Connection Condominiums (the “Association”), has adopted the following Rules and Regulations for the purpose of assuring that the condominium is operated in an efficient and orderly manner and to allow for the enforcement and regulations for the provisions of the Declaration, By Laws, any and all Rules and Regulations set forth herein and the Condominium Ownership Act. These Rules and Regulations will be in addition to the enforcement provisions as permitted by the By Laws allowing the Association to take such action, as it deems appropriate, including any legal action to correct said violations. Fines and penalties set forth herein in these Rules and Regulations shall be immediately available to the Board to assess against those unit owners found to be in violation of the same. In addition to the fines and penalties set forth herein, any and all Association’s costs and attorney fees incurred shall also be the responsibility of the offending unit owner.

Article 1 GENERAL

Section 1.01 Application to all Residents. All Rules and Regulations set forth hereunder shall apply to and shall be complied with by all unit owners, residents within the units, their guests, invitees, and tenants. Failure to comply with any of these Rules and Regulations as well as any of the other restrictive provisions of the Declaration and By Laws shall subject the offending party to those fines as set forth hereinafter.

Section 1.02 Notices. Notices of meetings, other than monthly Board of Directors meetings, will be sent by regular mail, or posted at your door, or posted on the Association Website as well as by email to those owners who have provided an email address, no less than 10 days but no more than 20 days prior to the meeting as outlined in the By-Laws at Article III Section 4. Notices for upcoming site improvements will be posted on the bulletin board and emailed to those owners who have provided their email for meeting minute distribution.

Section 1.03 Bulletin Board. The bulletin board and shelf next to the mail boxes is used for posting Association meeting minutes and announcements affecting owners. Solicitations and political materials are not allowed and will be immediately removed by the Association. This area should be checked frequently for any updates from the Board or Management Company.

Section 1.04 Board Meeting and Minutes. In addition to posting on the bulletin board next to the mail boxes, Condo Association Board meeting minutes are supplied in a folder on the shelf next to the mail boxes. Contact the Management Company or the Board Secretary if you would like a copy sent via email or occasionally require a hard copy. Board meetings are normally scheduled on a monthly basis, but meetings are normally not scheduled during the months of June, July, August and December. The annual meeting is held in April. All owners are requested to attend the annual meeting or any special meeting called by the Board of Directors as a quorum is needed to vote on some important actions that may be taken by the Board, such as updates to the By-Laws.

Section 1.05 Association Fees and Late Fees. Per Article V Operation of the Property Section 4 Dues should be paid on the 1st of the month. A late fee of \$25 per month for payments that are postmarked after the 10th of the month will apply.

To ensure prompt and accurate processing* of the monthly maintenance fee and any other Association payments, make checks payable to Cudahy Connection Condo Assoc.
Mail checks to:

Cudahy Connection Condo Assoc. Inc.
c/o Forest Green Realty
PO Box 29173
Phoenix, AZ 85038-9173

Unless you are utilizing a pre-printed coupon slip, make sure your **account number; management ID (**6125**) and lockbox code (**CCCA**) are all notated on your check.*

Section 1.06 Fees on New Units: Per Article VII Section 1

At closing the sale of any unit, the seller or the buyer shall pay Cudahy Connection Condominiums a transfer fee for the processing of the request of the Seller of a unit and the processing of the information relating to such a transfer. As of January 1, 2015 that fee has been set at \$150.00 but may be revised or adjusted pursuant to the discretion of the Board of Directors.

Article 2 APPEARANCE / MAINTENANCE

Section 2.01 Hanging of Garments and Window Coverings. The hanging of garments from windows or any of the facades of the condominium is prohibited. No sheets shall be used for window coverings.

Section 2.02 Limited Common Elements. All decks and patios open to public view shall be kept in a neat and orderly condition. No personal property shall be stored thereon except for those items as permitted in the By Laws and as stated in these Rules and Regulations currently and as amended from time to time, and any patio and deck furniture.

Snow should be removed from balconies to avoid dripping water below when melting takes place. Watering trays should be utilized under plants. Do not throw anything off the balconies. Be aware of windblown smoke when smoking on the balcony and keep noise down.

Section 2.03 Hallways. Welcome mats and temporary storage of dirty or wet shoes are permitted outside your immediate doorway. All other items are not allowed on the hallway floors or walls, unless authorized in writing by the Association or Management Company.

Section 2.04 Condominium Maintenance/Suggestions for Unit Owners.

Smoke Alarms: Smoke alarms are hard wired into the buildings with a battery backup. The Fire Department recommends changing the batteries annually and replacing the alarm itself every 10 years. When you change the batteries your alarm may continue to sound for several hours until the system resets itself.

Carbon Monoxide Detector: Your unit did not come with a CO detector. You may want to purchase one and place it near your furnace.

HVAC Equipment: Your HVAC Equipment should be serviced annually. The Heat Exchanges can get rusty and may need to be replaced every 5 – 7 years. Make sure your equipment is cleaned including the drain line to avoid any damages to units below for which you may be liable.

Dryer Vents: Your dryer vent specifically services your unit and should be cleaned yearly to avoid any potential fires. You may use a contractor of your choice to complete this.

Article 3

USE RESTRICTIONS

Section 3.01 Animal Restrictions. In addition to those animal restrictions set forth in the By Laws under Article V Section 12, all unit owners shall keep all pets on a leash at all times when outside of the unit. All animals must be registered with the Association and owners of animals shall be liable for damage caused by their animals. Any kennels shall be kept inside the respective owner's unit. Unit owners are responsible for the immediate cleanup of their animals regardless of the circumstances. The Association By-Laws clearly states only one dog is allowed, with a weight limit of 25 pounds or less. In addition to these Rules and Regulations and the restrictive provisions of the Declaration and By Laws the City of Cudahy Pet Regulations shall be adhered to and any violations of the City Regulations shall also be considered a violation of these Rules and Regulations and subject the offending party to the fines as set forth hereinafter. Below is a summary of the City of Cudahy Pet Regulations:

- Dogs and cats shall be maintained in a clean, healthy and sanitary environment.
- Neither dogs nor cats shall be permitted to run at large, and when leashed, the leash may not exceed ten (10) feet in length.
- Frequent or habitual noises by either dogs or cats may be considered a nuisance and are prohibited.
- The owner or walker of either a dog or cat shall carry a feces scoop and shall be responsible for its acts on either public or private property and is required to clean up said property immediately.
- Penalties for violations of the above laws are set forth in the Cudahy Municipal Code.

For further details or interpretations of existing laws, contact the City of Cudahy Office at 414-769-2204.

Section 3.02 Condominium Rental. Article VII Sales of Units; Leasing Restrictions Section 1
If you wish to rent your unit you must submit a copy of your tentative lease agreement to the Management Company and obtain written approval prior to executing the lease. Once your lease has been approved in writing, a fully executed copy must be submitted to the Management Company with a \$150.00 transfer fee. This fee is due for each new tenancy and is not due for leases which are renewed. The lease must be a minimum of 6 months, no month to month leases are permitted. The lease must contain the provisions as outlined at (c) and (d) of the By-Laws.

Be sure to inform your tenant of the items within the unit that need ongoing maintenance. See the Condominium Maintenance Section 2.04 of these Rules and Regulations for details.

Section 3.03 Grills. Article V Operation of the Property Section 12 (e);
The community room grills are available for owners to use. It is the responsibility of the users to keep the grill clean. Follow the posted grill usage rules and lock the patio door when finished. The wheel locks should be set to avoid the grill rolling off of the patio. Failure to comply with the rules could result in violation charges as outlined in these Rules and Regulations at Violation of Governing Documents. A Cudahy City ordinance does not permit grills on balconies. Grills may be used on the ground floor if 7' feet from the building during use. The City of Cudahy will be ticketing individual homeowners who violate this ordinance. Violation of the City Ordinance shall constitute a violation of these Rules and Regulations and subject the offending party to the fines as set forth hereinafter.

Section 3.04 Damage to Common Elements. Damage to the common elements caused by resident or visitors of a resident or an agent of a resident shall be the responsibility of the unit owner or the person causing such damage.

Section 3.05 Disposal of Garbage. Dumpsters are located in the garage near the overhead door. Garbage is picked up every Monday & Thursday. The Dumpster for mixed recyclable items is emptied on Wednesday.

- Do not drag or carry leaking garbage through the halls or stairs
- No disposal of construction debris are permitted i.e. carpet, drywall, etc.
- Cut up or break down cardboard boxes
- Do not put liquids in the dumpster
- Cat litter is not recyclable
- Dispose of florescent light bulbs thru the nearest hardware store i.e. Ace, Lowes, Home Depot, Menards, etc.
- If you have items too large to fit in the dumpster you must contact the Association's Refuse Provider and schedule a special pickup. Contact information can be found on the dumpster. Charges will apply.
- Cudahy Fire Code requires trash room doors remain closed

Section 3.05 Clarification. The refuse company will not take anything that is not in the dumpsters. As it is costing the Association several hundred dollars annually to dispose of items left outside of the dumpsters, the Board of Directors have voted to implement the below addition to the Rules & Regulations.

Section 3.05 Disposal of Garbage.

Anyone verified by the security cameras to have placed items outside of the dumpster will be charged an immediate \$55.00 disposal fee. This fee will be non-negotiable and will be due within 7 days of receipt of the charge. Failure to submit payment will result in lien and foreclosure proceedings as outlined in the By-Laws.

The Board of Directors will review the cameras on an as needed basis to determine violations. Should you notice any items outside of the dumpster please notify the Management Company as soon as possible so they may verify the information. If the individual is unable to be identified it is just costing the Association more.

Section 3.06 Security. Do not leave the front entrance door unattended when propped open, and do not leave Community Room patio doors unlocked when not in use. These are security risks to the entire building. Do not leave your unoccupied condo or vehicles unlocked.

This property is under 24 hour surveillance and videos are backed up for 30 days. Please contact the Management Company immediately if a need arises to review the historical data. With our security system you can view who is at the front door. You should not grant access to anyone that you do not know. Contact the Management Company for instructions on logging into this system. You may want to contact your insurance company because these security features may lower your insurance premiums.

Section 3.07 Smoking. Smoking is not permitted in any indoor common areas, including the underground parking garage or the entrance vestibule. Make sure to clean up after smoking on the outdoor premises and do not leave cigarette butts on the ground. Do not throw cigarette butts off balconies.

Section 3.08 Garage Doors. A key lock is located next to the garage entrance. To access the garage insert your condo entry key into the lock and turn clockwise. To prolong the life of the garage door mechanism do not change the direction of the door movement during the opening or closing cycle, except for an emergency. Report any problems to the Management Company. Each condo owner is responsible for their remote garage door opener and battery. The openers have a code associated with them, if you need to replace your remote, and do not have the code from your current remote, contact the Management Company to ascertain the code.

Section 3.09 Quiet Hours. This Association enforces quiet hours from 10:00 PM – 8:00 AM. If the issue persists after you have contacted the Management Company to address this complaint with the occupant we encourage you to contact the Police Department to have citations issued. This could then be used as possible evidence for future assessment of fines.

Section 3.10 Shopping Carts. Shopping carts are provided in the underground garage and stored next to the handicapped parking. Return the carts immediately after use.

Section 3.11 Slippery Spots. The Association contracts with a snow removal company for our plowing and salting services. If you feel additional salt is needed on the walkway or driveway please feel free to use the supplied salt in the entryways or contact the Management Company to address the issue.

Section 3.12 Satellite Antennas. May be installed ONLY AFTER submission of the required forms and Board approval. If considering installation of a satellite antenna, please contact the Management Company to obtain a listing of requirements and the necessary forms.

Section 3.13 Community Room Rules.

- Reserve the room with the Management Company before using.
- Make sure the Community Room Check In/Out form is completed
- Resident who reserves room must be present from start to finish
- Security locked front door must have someone present at the door to admit guests. Do Not Prop The Door Open.
- Guests must be told to park in the designated visitor parking area along driveway entrance or on street to leave circle parking lot open to residents.
- Maximum of 75 persons allowed in the Community Room.
- You are reserving the community room only- not the hallways or common areas. No running or playing in the halls.
- Be courteous to other residents. Please be sure that your gathering ends at a reasonable time. If a complaint is made by a resident the party must immediately quiet down or terminate.
- Guests **should not** move or use exercise equipment
- After your event make sure to clean up the community room. Complete the following:
 1. Collect all trash and take to dumpster
 1. Clean kitchen counter, sink, stove top and floor
 2. Wipe all tables used with damp cloth
 3. Empty refrigerator and freezer

4. Run oven through clean cycle if necessary
 5. Vacuum (found in community room closet)
- The room will be inspected after the event for proper cleaning or any damages. Any expense incurred for additional cleaning or to repair damages will be charged to the resident who used the room. Damages include, but are not limited to, spots on carpet, chairs or upholstery.
 - Lock patio door, lock windows and close inside doors
 - Make sure to turn the lights off after use

Reservations: To reserve the community room login to your account at www.pilera.com, hover over Community Tab and click Forms from the dropdown. Fill out and submit the requested information. A check list is also provided to protect you from being charged with damage caused by a previous user.

Doors: The hallway and lobby areas adjacent to the community room are not heated or air conditioned. To avoid unnecessary heating and cooling expenses, the inside doors to the community room and the patio should be closed when not in use or upon entering or leaving the community room.

Section 3.14 Access to Condominium for Dryer Vent Cleaning & Fire Alarm Testing.

Annually, owners shall be required to provide access to said unit for an annual fire inspection by a certified fire inspection company.

Every three years, owners shall be required to provide access to said unit for interior and exterior dryer vent cleaning by a dryer vent cleaning company contracted by the Association.

Failure to provide access to your condominium on the set date/time will result in the following actions

1. Notice of Non-Compliance to be mailed to owner. Owner shall have 30 days to schedule a return trip with the association contractor and pay the necessary return trip fees (minimum \$100.00, to be billed at expense from contractor).
 - i. Owner must provide proof of service from contractor within 30 days and unit will remain in compliance.
2. Failure to provide proof of service from contractor within 30 days will result in a \$50.00 fine being assessed to the owners account. A Secondo notice of Non-Compliance shall be issued with weekly fines of \$25.00 billed on the Monday of the week until proof of service is provided.
3. Any fines that remain unpaid for 90 days shall result in the account being forwarded to the Association's Attorney for collection proceedings outlined in the Governing Documents.

Article 4 VEHICLE RESTRICTIONS

Section 4.01 Parking.

Unit owners/tenants shall be permitted to park their vehicles in their assigned or authorized spaces. If all of the authorized outside spaces are temporarily occupied, any remaining visitor spaces lining the driveway may be used. Unit owners/tenants shall not park, nor shall they permit their family, guests, or invitees, to park in the parking spaces of other unit owners/tenants. Any violations of the restrictions in this section and pursuant to any signs posted on the property, may result in a fine, ticketing, and towing, at the owners/tenants expense.

The following rules apply to the underground and outside parking spaces.

- Only 1 automobile as defined in the By-Laws is permitted in each space
- Motorcycles must be parked in an authorized parking space with no other vehicle or in front of the unit owner's vehicle parked in the same authorized space.
- All vehicles must be registered and in operable condition.
- No recreational vehicles, trailers or boats are permitted to be parked at the property
- Locking your parked vehicle is recommended.
- The parking spaces lining the driveway leading to the owner's parking circle are for Visitor Parking.

Vehicles parked in an authorized space outside must be moved within 24 hours from the end of a snowfall requiring plowing to allow plows to clear the parking areas.

- If you have an authorized vehicle using an outside space and the vehicle will be used infrequently, or not used for an extended period of time, notify the Management Company and park the vehicle on the West end of the visitor parking area.
- The inside and outside Handicap parking is for temporary Handicap short term usage and no Overnight parking is permitted. Overnight parking for any Handicap visitors needs to be preapproved by the Board of Directors. These visitor Handicapped spaces should remain available for guests that need to use them as owners have assigned spots.
- Required permits must be displayed in the proper location on the vehicle at all times.

Article 5 AMENDMENTS

The Board of Directors of the Association may amend these Rules and Regulations at any time.

Article 6 Approved December 15, 2014
Rules & Regulations Approved March 18, 2015
Section 2.05 Updated July 6, 2015
Section 3.03 Updated October 21, 2015
Section 4.01 Updated March 23, 2016
Section 3.05 Clarification Updated November 18, 2016
Section 3.14 Added June 13, 2018
Section 3.05 Updated September 20, 2018
Section 3.13 Updated October 19, 2018

Article 6

FINES

In addition to all other remedies available to the Association or to other unit owners under the Declaration, By Laws or applicable law, the Association shall have the right, following delivery of notice of violation and any expiration of any resolution period required under the Declaration, By Laws or Rules and Regulations, to impose against any unit owner in violation of the Declaration, By Laws or these Rules and Regulations, a fine against such unit owner according to the following schedule:

1. For the first offense in a given 12 month period: **\$50.00** - Fine to be assessed 7 days following mailing of the notice of violation if violation has not been resolved.
2. For the second offense in a given 12 month period: **\$100.00** - Fine to be assessed 5 days following mailing of the notice of violation if violation has not been resolved.
3. For the third offense and each offense thereafter in a given 12 month period: **\$200.00** - Fine to be assessed 3 days following mailing of the notice of violation if violation has not been resolved.

Fines are to be paid immediately to the Association. Any fine not paid within 10 days of billing by the Association shall accrue a late charge in the amount of \$50.00 for every month the fine is not paid. The Association shall have the right, following imposition of any fine, to collect the same as a special assessment against the unit owner's unit and may file a lien. If fines remain unpaid for two months, a lien will be filed against the unit. In the event the Association takes legal action in any form, including the initiation of the use of any attorney to collect the fine, the unit owner shall be responsible to pay the Association's costs and actual attorney fees incurred.

Cudahy Connection Condominium Association, Inc.

Rules and Regulations

(Updated 2026)

We live in and enjoy a community environment, governed by an elected and volunteer Board. These rules and regulations are designed to ensure the integrity of our association, the safety of our residents, and the maintenance and appearance of our building and grounds.

Please take time to read your Cudahy Connection Condominium By-Laws. The By-Laws and the Rules and Regulation are intended to cover most common questions concerning your association.

Who Does What?: Per Article V Operation of the Property Section 11

Generally, the Association is responsible for maintaining or replacing the common and limited common elements. These elements include, but are not limited to hallways, lawn maintenance, snow plowing, driveways, parking garage, stairwells, community room, patios and balconies. All condo owners are responsible for those items inside their unit including light bulbs and batteries in addition to trim on the outside of the building around their specific windows and doors. If you are ever in doubt as to whose responsibility it is to do something, we encourage you to contact the management company.

Management Company

The current management company is Ogden (as of 1-1-2025). They are located at 1665 N Water Street, Milwaukee, 53202.

Urgent concerns such as fire, flood, security or safety concerns will be addressed right away.
Call 414-276-5285

Non-emergent concerns will be addressed in 2-3 business days. Three ways to contact.

1. Email is preferred (as they are frequently out of the office)
condosupport@ogdenre.com
2. Make a request on the Vantica homeowner portal
wi.portal.ogdenre.com/login
3. Or call Agnieszka McKnight 414-270-4149

A website on Vantica is available to all home owners. On it you will be able to find condo documents, a directory of owners, billing information as well as reservation of the community rooms and maintenance requests.

Exterior Maintenance

Contact the management Company if you notice things such as lights out, damaged downspouts, damaged siding, landscaping issues, icy sidewalks, etc.

Important Phone Numbers

Police Dept 414-769-2260
City Hall 414-769-2200
Locksmith 414-481-6606

Fire Dept 414-763-2231
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The Board of Directors for the Cudahy Connection Condominiums (the "Association"), has adopted the following Rules and Regulations for the purpose of assuring that the condominium is operated in an efficient and orderly manner and to allow the enforcement and regulations for the provisions of the Declaration, By-Laws, any and all Rules and Regulations set forth herein and the Condominium Ownership Act. These Rules and Regulations will be in addition to the enforcement provisions as permitted by the By-Laws allowing the Association to take such actions as it deems appropriate, including any legal action to correct said violations. Fines and penalties set forth herein in these Rules and Regulations shall be immediately available to the Board to assess against those unit owners found to be in violation of the same. In addition to the fines and penalties set forth herein, any and all Association's costs and attorney fees incurred shall also be the responsibility of the offending unit owner.

Article 1

General

Section 1.01 Application to all Residents. All Rules and Regulations set forth hereunder shall apply to and shall be complied with by all unit owners, residents within the units, their guests, invitees, and tenants. Failure to comply with any of these Rules and Regulations as well as any of the other restrictive provisions of the Declaration and By-Laws shall subject the offending party to those fines as set forth hereinafter.

Section 1.02 Notices. Notices of upcoming site improvements will be noted on the bulletin boards and sent to owners emails. Dates for upcoming meetings for the year are also noted on the bulletin boards. Notice for the annual meeting will be announced on the bulletin board, in owners' emails, as well as a hard copy sent by US mail (no less than 10 days but no more than 20 days prior to the meeting as outlined in the By-Laws at Article III Section 4.)

Section 1.03 Bulletin Boards. The bulletin boards are for communication between residents as well as between the board, management and residents. Please do not post political or religious material. Free items left in the cubby hole should be removed after a few days if not taken. Please do not place perishables.

Section 1.04 Board Meeting and Minutes. Currently the Board meets every other month on the first Wednesday at 6PM, alternating buildings. All owners are welcome. The Annual meeting is in April while the Budget meeting is in October. All owners are requested to attend the annual meeting (or submit a proxy), as a quorum is required to vote on some important actions that may be taken by the board, such as updates to the By-Laws. Special meetings may be called by the board as needed. Meeting minutes may be found on the website under Documents or per request from the Management Company.

Section 1.05 Association Fees and Late Fees. Per Article V Operation of the Property Section 4. Dues should be paid on the 1st of the month. A late fee of \$25 per month for payments that are postmarked after the 10th of the month will apply. To assure prompt and accurate processing of your payment, make checks payable to (include your Ogden Account number):

Cudahy Connection Condominiums
c/o Ogden and Company
P.O. Box 98138
Phoenix, Az 85038

Article 2

Appearance/ Maintenance

Section 2.01 Hanging Garments and Window Coverings. The hanging of garments from windows or any of the facades of the condominium is prohibited. No sheets shall be used for window coverings.

Section 2.02 Limited Common Elements. All patios and balconies open to public view shall be kept in neat and orderly condition. No personal property shall be stored thereon except for patio and deck furniture and those items permitted by the By-Laws. Decorations are permitted on patios and balconies as long as they are not nailed to the woodwork. Snow should be removed from balconies to avoid dripping water as it melts. Watering trays should be used below plants. Do not throw anything off the balconies. Be aware of windblown smoke when smoking on the balcony or patio and keep noise down.

Section 2.03 Hallways. Nothing is to be left in the hallways or placed on hallway walls. Items and decorations are allowed within your personal alcove in front of your door.

Section 2.04 Condominium Maintenance. Smoke Alarms are hardwired into the building with battery backup. The fire department recommends changing the battery yearly and replacing the alarm itself every 10 years. Carbon Monoxide Detectors did not come with your unit. You may want to purchase one and place it near your furnace. HVAC Equipment should be serviced annually. The heat exchanger can get rusty and may need to be replaced every 5-7 years. Make sure your equipment is cleaned including the drain line to avoid any damage to the units below for which you may be liable. Dryer vent cleaning is provided by the Association in Spring every other year (currently the even years).

Section 2.05 Structural Repairs and Replacements. Unit owners are required to obtain consent from the Board of Directors for major repairs / remodeling or replacement of windows or doors. Replacements seen from the outside of the building (such as windows and patio doors) must match the architectural style of the others on the building. Flooring replacement should have adequate insulation for noise reduction.

Article 3

Use Restrictions

Section 3.01 Animal Restrictions. In addition to the animal restrictions set forth in the By-Laws under article V Section 12, all owners shall keep pets on a leash at all times when outside of the unit. All animals must be registered with the Association and owners of animals shall be liable for damages caused by their animal. All kennels shall be kept inside the respective owner's unit. Unit owners are responsible for immediate cleanup of their animals regardless of the circumstances. The Association By-Laws clearly state that only one dog is allowed with a weight limit of 25 pounds or less. In addition to these Rules and Regulations and the restrictive provisions the Declaration and By-Laws the City of Cudahy Pet Regulations shall be adhered to and any violations of the city violations shall also be considered a violation of these Rules and Regulations and subject the offending party to the fines set forth hereinafter. Below is a summary of the City of Cudahy Pet Regulations:

-Dogs and cats shall be maintained in clean, healthy and sanitary environment.

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- Frequent or habitual noises by either dogs or cats may be considered a nuisance and are prohibited.
- The owner or walker of either a dog or a cat shall carry a feces scoop and shall be responsible for its acts on either public or private property and is required to clean property immediately.
- Penalties for the above laws are set forth in the Cudahy Municipal Code. For further details or interpretation of existing laws, contact the City of Cudahy Office at 414-769-2204.

Section 3.02 Condominium Rental. Article VII Sales of Units: Leasing

Restrictions Section 1. If you wish to rent your unit you must submit a copy of your tentative lease agreement to the Management Company and obtain written approval prior to executing the lease. Once your lease has been approved in writing, a fully executed copy must be submitted to the Management Company with a \$150.00 transfer fee. This fee is due with each new tenancy and is not due for leases which are renewed. The lease must be a minimum of 12 months, no month to month leases are permitted. The lease must contain the provisions as outlined at (c) and (d) of the By-Laws. New owners are required to live in the unit for a minimum of one year before considering rental of that unit. There is a limit of 10% rental of units of the 76 total units within the Association (or 4 units per building). Air BNB or other short term rentals are not allowed.

Section 3.03 Grills. Article V Operation of the Property Section 12 (e); The community room grills are available for owners to use. It is the responsibility of the users to keep the grill clean. A Cudahy city ordinance does not permit grills on balconies. Grills may be used on the ground floor if 7 feet from the building during use. The City of Cudahy will be ticketing individual owners who violate this ordinance. Violation of the city ordinance shall constitute a violation of these Rules and Regulations and subject the offending party to the fines set forth hereinafter.

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- Cut up or break down cardboard boxes.
- Do not put liquids in the dumpster.
- Cat litter is not recyclable.
- Dispose of florescent lightbulbs at a hardware store.
- If you have items too large for the dumpster you must contact the refuse provider and schedule a special pickup. Contact information can be found on the dumpster.
- Charges will apply.
- Cudahy Fire Code requires that trash room doors remain closed.

The refuse company will not take anything that is not in the dumpsters. As it is costing the Association hundreds of dollars annually, the Board of Directors have voted to implement the following addition to the Rules and Regulations.

Anyone found to have placed items outside of the dumpster will be charged an immediate \$55.00 disposal fee. This fee will be non-negotiable and will be due within 7 days of receipt of the charge. Failure to submit payment will result in lien and foreclosure proceedings as outlined in the By-Laws.

Should you notice any items outside of the dumpster, please notify management as soon as possible so that information may be verified by camera. If the individual cannot be found it will cost the Association (owners).

Section 3.06 Security. Do not leave the front entrance door unattended when propped open. Keep community room patio doors locked at all times. These can be security risks for the entire building. Do not leave your unoccupied condo or car unlocked.

The property is under 24 hour surveillance and videos are backed up for 30 days. Please contact management immediately if need arises to review the historical data. You should not grant access to anyone you do not know.

Section 3.07. Smoking is not permitted in any indoor common areas, including the underground parking garage or the entrance vestibule. Make sure to clean up after smoking on outdoor premises and do not leave cigarette butts on the ground.

Section 3.08 Garage Doors. A key lock is located next to the garage entrance. To access the garage, insert your condo entry key into the lock and turn clockwise. To prolong the life of the garage door mechanism do not change the direction of the door movement during the opening or closing cycles, except for an emergency. Report any problems to the management company. Each condo owner is responsible for their remote garage door openers and battery. The openers have a code associated with them. If you need to replace your remote, and do not have the code from your current opener, please contact the management company for the code.

Section 3.09 Quiet Hours. This Association enforces quiet hours from 10 PM till 8 AM. If an issue persists after you have contacted the management company to address the complaint of noise from a neighbor, we encourage you to contact the Police Department to have citations issued.

Section 3.10 Shopping Carts. Shopping carts are stored in the basement next to the elevator. Please return them immediately after use.

Section 3.11 Slippery spots. The Association contracts with a snow removal company for our plowing and salting services. If you feel that additional salt is needed on the walkway or driveway, please feel free to use the supplied salt in the entryways or contact the management company to address the issue.

Section 3.12 Community Room Rules. The community rooms are available to owners at all times except when the room has been reserved for a private event. Both rooms are available to all owners.

To reserve the room for a private event, put in a request on the website or call Agnieszka McKnight at (414) 270-4149

- Please take note of the condition of the room before your event begins. Take a picture if there is a problem.
- Please place a placard on the door to announce a "Private Event".
- You are reserving the room, patio and grill during this time and no other owner should interrupt the event.
- Owner that reserved the room should be present at all times.

- For security, someone should be at the front door to let guests in. Doors should not be propped open.
- Guests should be told to park in designated visitor spaces along the driveway or on the street to keep circle parking lot open for residents.
- Maximum of 75 persons allowed in the Community Room.
- Guests should not use or move exercise equipment.
- After the event be sure to clean up.
 - Collect all trash and take to dumpster.
 - Clean kitchen counter, sink, stove top and floor
 - Wipe down tables
 - Empty refrigerator and freezer.
 - Run oven through cleaning cycle if needed.
 - Vacuum (found in community room closet)
 - Lock patio doors
 - Close doors and turn off lights

The room will be inspected after the event. Any expense incurred for additional cleaning or damages will be charged to the owner who reserved the room.

Section 3.13 Key Locks. Key locks may be placed on the outer vestibule entry door. All locks must be marked with the unit associated with it. Locks not identified will be cut off.

Section 3.14 Access to units for Dryer Vent Cleaning and Fire Alarm Testing.

Annually, owners shall be required to provide access to said unit for an annual fire inspection. Every two years, owners shall be required to provide access for interior and exterior dryer vent cleaning by a dryer vent cleaning company contracted by the association.

Failure to provide access to your condominium on the set date and time will result in the following.

1. Notice of non-compliance to be mailed to owner. Owner shall have 30 days to schedule a return trip with the association contractor and pay the necessary return trip fees (minimum \$100.00, to be billed at expense from the contractor). Owner must provide proof of service from contractor within 30 days and unit will remain within compliance.
2. Failure to provide proof of service from contractor within 30 days will result in a 50.00 fine being assessed to the owners account,. A second notice of non-compliance shall be issued with weekly fines of \$25.00 billed on the Monday of each week until proof of service is provided.
3. Any fines that remain unpaid for 90 days shall result in the account being forwarded to the Association's Attorney for collection proceedings outlined in the Governing Documents.

Section 3.15. Use of Community Electricity. Community electricity in hallways and basement may be used by owners for a short period of time. (Such as for a construction project). Electric cars are not to be plugged into common element electricity.

Section 4.01 Parking. Owners are assigned a basement parking space as well as parking in the circle drive lot.

1. Only one vehicle is allowed in a parking space.
2. A motorcycle may be parked in front of car within that parking space.
3. All vehicles must be registered and in working condition.
4. No recreational vehicles, trailers or boats are permitted to be parked on the property.
5. Locking parked vehicles is recommended.
6. The parking spaces lining the driveway to the circle drive are for visitors.

7. Please move cars to allow for snowplowing.
8. Unauthorized vehicles will be ticketed or towed at owners expense. Notify management if you have questions.
9. Underground parking spaces are considered a limited common element assigned to the owner by the board. Spaces are not owned by the resident assigned to that spot. Please keep these areas neat and tidy.

Article 6

Fines

In addition to other remedies available to the Association or to other unit owners under the Declaration, By-Laws or applicable law, the Association shall have the right, following delivery notice of violation and any expiration of any resolution period required under the Declaration, By-Laws or Rules and Regulations to impose against any unit owner violation of the Declaration, By-Laws, or these Rules and Regulations, a fine against such unit owner according to the following schedule:

1. For the first offense in a rolling 12 month period: \$75.00. Fine to be assessed 7 days following mailing of the notice of violation if violation has not been resolved.
2. For the second offense in a rolling 12 month period: \$100.00. Fine to be assessed 5 days following mailing of the notice of violation if violation has not been resolved.
3. For the third offense and each offense thereafter in a rolling 12 month period: \$200.00. Fine to be assessed 3 days following mailing of the notice of violation if violation has not been resolved

Fines are to be paid immediately to the Association. Any fine not paid within 10 days of billing by the Association shall accrue a late charge in the amount of \$50.00 for every month the fine is not paid. The Association shall have the right, following imposition of any fine, to collect the same as a special assessment against the unit owner's unit and may file a lien. If fines remain unpaid for 2 months, a lien will be filed against the unit. In the event the Association takes legal action in any form, including the initiation of the use of any attorney to collect the fine, the unit owners shall be responsible to pay the Association's costs and actual attorney fees incurred.